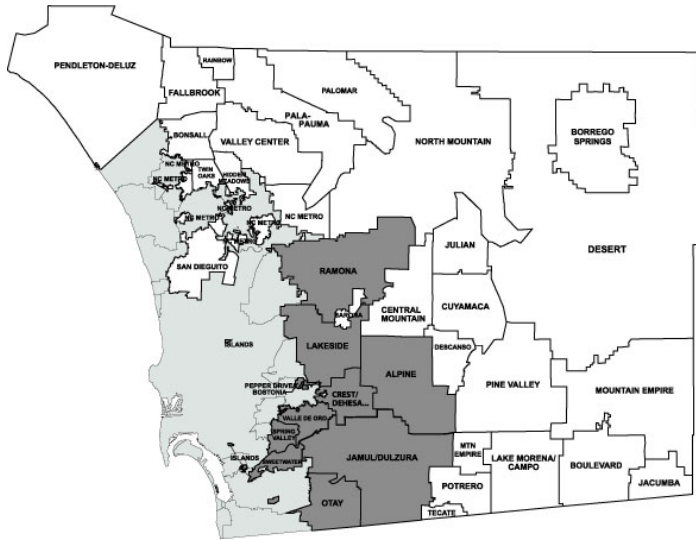


East County Communities



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County Islands

Key Issues County Islands consists of small, non-contiguous unincorporated areas surrounded by various cities

Planning Group Direction There is no Planning or Sponsor Group representation for this area

Additional Staff Analysis/ Recommendations Staff recognizes that the surrounding jurisdictions—the City of San Diego and National City—serves as the broader market for the residents in these areas. As a result, projected demand will always remain at a minimum and further development, even if it can be supported, will result in a surplus of planned commercial and industrial lands for these communities.

Staff recognizes that the recommendation for Office Professional is inconsistent with the existing agricultural use in the Miramar County Island. However, the location and proximity to infrastructure and major roadways gave reason to focus on future planning efforts that would provide consistency with surrounding uses.

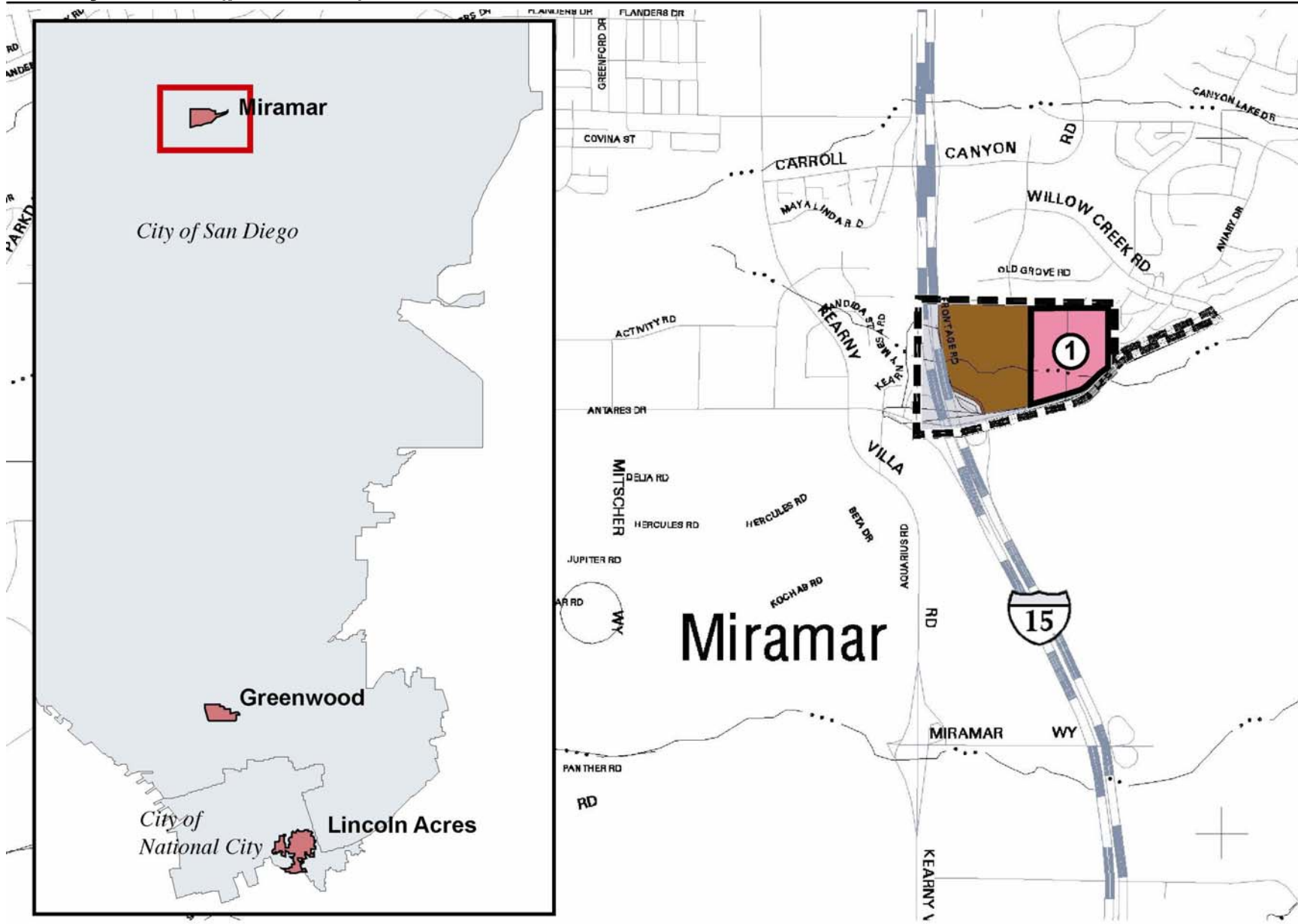
ERA Needs Analysis
(all numbers in acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	7	1	(6)	0	(7)
Industrial	2	1	(1)	0	(2)
Office	2	0	(2)	36	34

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

County Islands (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(VR-29) Village Residential (C-2) Office Professional	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 76.4 acres <i>Current Use:</i> Miramar Saddlebreds <i>Existing GP:</i> (22) Public/Semi-Public Lands	<ul style="list-style-type: none"> Compatible with surrounding land uses – surrounded by an existing business park and within vicinity of multi-family housing Recognizes a land use that is more compatible with the surrounding uses

Crest/Dehesa/Harbison Canyon/Granite Hills

Key Issues

There are no commercial or industrial land use issues

Planning Group Direction

The Planning Group has recommended retaining the existing commercial designations

**Additional Staff Analysis/
Recommendations**

Staff supports the Planning Group direction even though the ERA needs analysis shows an overall deficit in commercial and industrial land uses. The Planning Group recognizes that the adjacent City of El Cajon serves as a broader market for the resident population of this community. Additionally, the existing businesses within the Community Plan Area do not appear to be in high demand as indicated by vacancies and changes in ownership and use.

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	25	14	(12)	17	(8)
Industrial	16	0	(16)	0	(16)
Office	10	2	(8)	2	(8)

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Jamul/Dulzura

Key Issues

- Sensitive topography/Multiple Species Conservation Program biological areas restrict development
- Groundwater dependent areas east of the County Water Authority boundary
- Safety concerns about traffic on State Route 94
- Maintain the rural character of the sub-region

Planning Group Direction

- Recognize existing commercial uses and maintain the existing commercial character
- Group wishes to revisit commercial designations when zoning will be applied to each property
- Recognize existing office uses
- No additional industrial uses are proposed within this planning area

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction

- The community currently provides and will continue to provide sufficient commercial uses. Existing commercial located along State Route 94 in Jamul, serves many travelers and others from neighboring communities. As well, the adjacent community of Rancho San Diego provides services that meet many of the local residents' commercial needs.

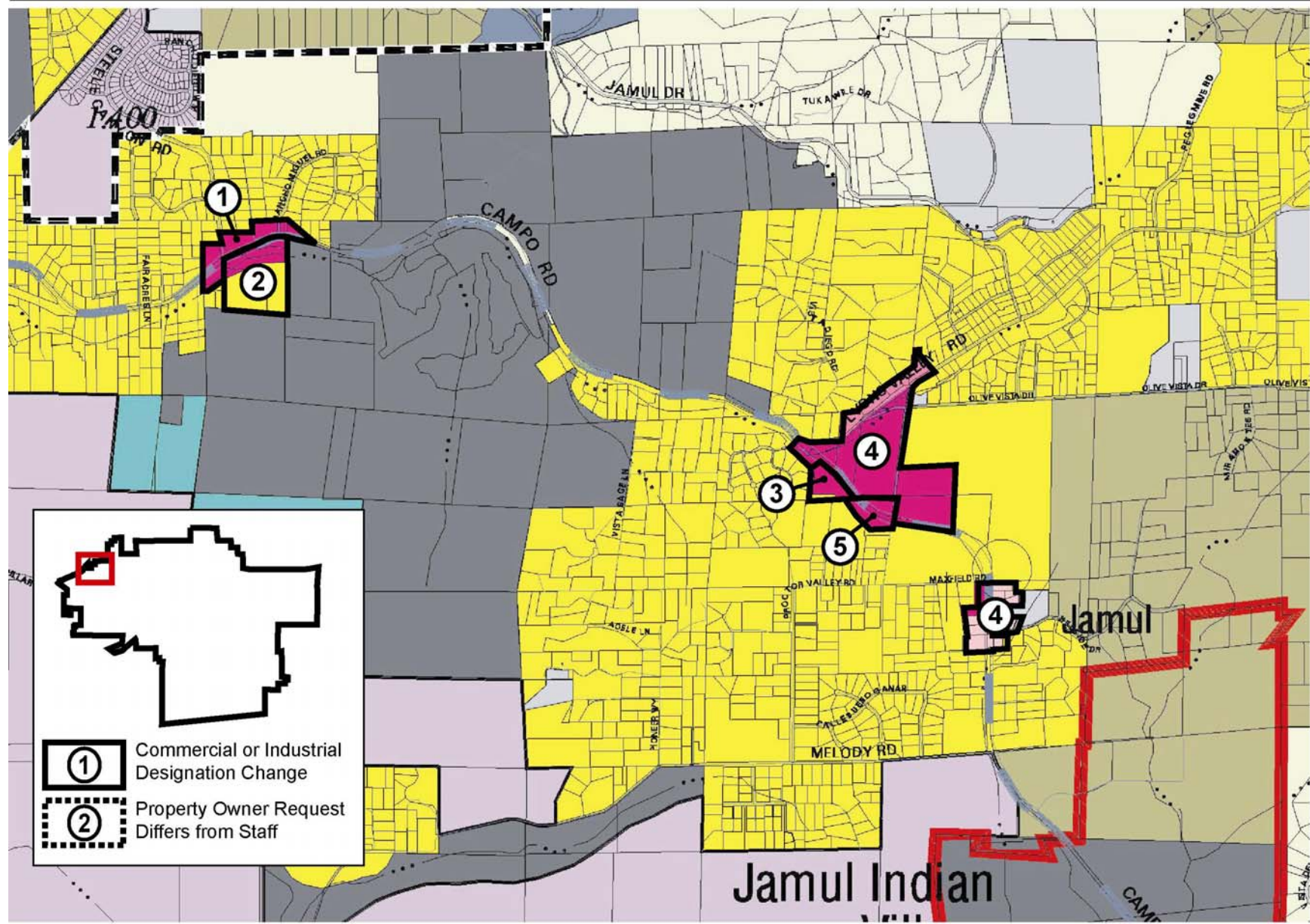
ERA Needs Analysis (all numbers in acres)

	Projected Demand	Existing General Plan	Surplus/ (Deficit)	Proposed General Plan	Surplus/ (Deficit)
Commercial	51	87	37	69	19
Industrial	18	6	(11)	0	(18)
Office	6	6	0	19	13

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Jamul/Dulzura (Western)

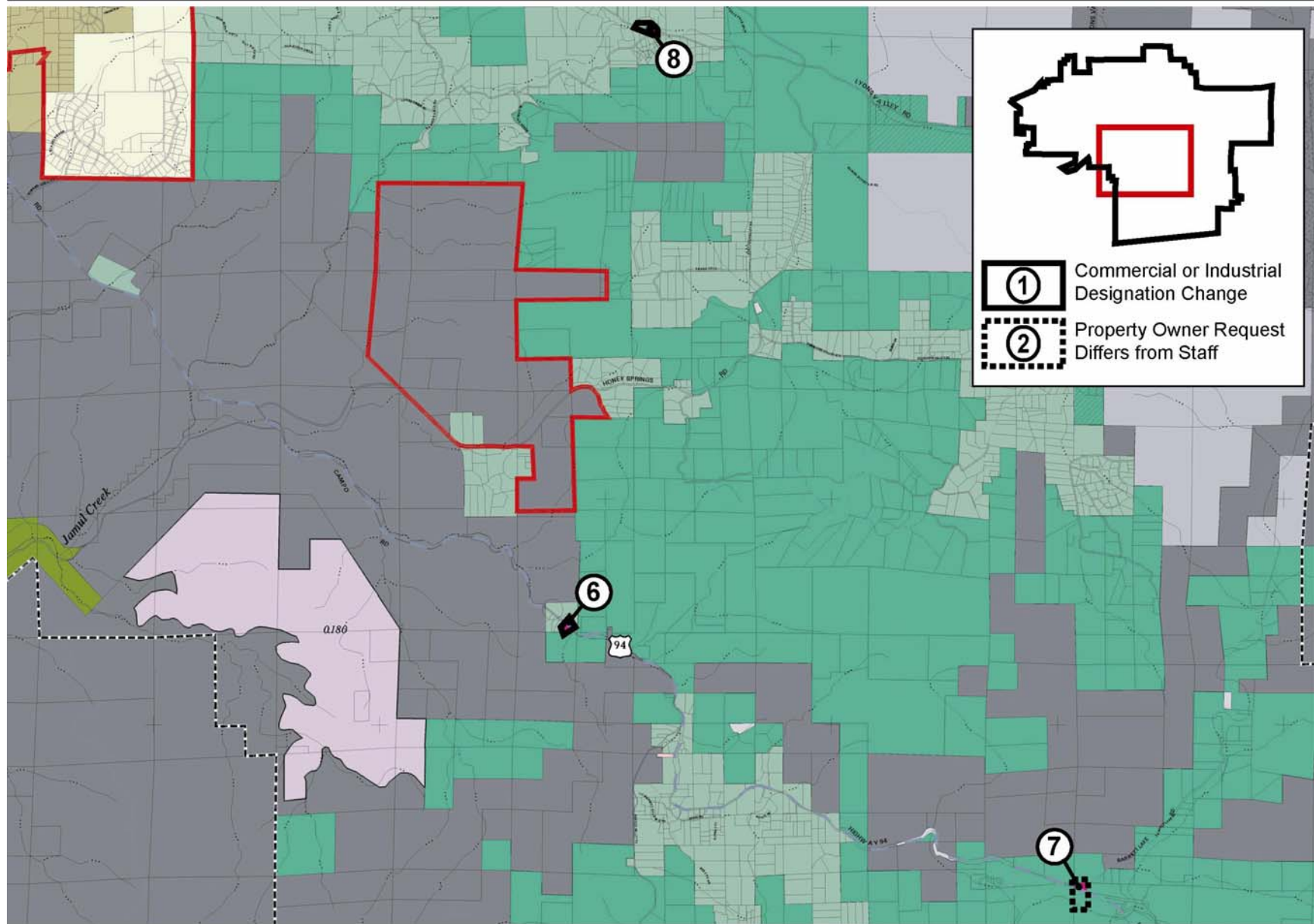


#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 12 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (12) Neighborhood commercial</p>	<ul style="list-style-type: none"> • Properties are all zoned C36, which is not compatible with Neighborhood Commercial designation • Existing uses are recognized with new designation • Direct access to a major road (State Route 94) • Consistent with small-scale character of community • Staff supports Planning Group recommendation
2	(C-4) Rural Commercial	(C-4) Rural Commercial	(C-4) Rural Commercial (Nobel)	<p><i>Total Area:</i> 21.03 acres</p> <p><i>Current Use:</i> Commercial/ Residential</p> <p><i>Existing GP:</i> (1) Rural Residential</p>	<ul style="list-style-type: none"> • Request for a small plant nursery is consistent with a rural land use designation • Plant/nursery is compatible with surrounding development in this area of the community • Staff supports Planning Group recommendation • To avoid environmental constraints, commercial designation should be confined to the area north of the creek bed and remain residential on the south side of the creek where steep slopes occur

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-4) Rural Commercial Extend the commercial portion of his property	(C-4) Rural Commercial Extend the commercial portion of his property	(C-4) Rural Commercial Extend the commercial portion of his property (Katzer)	<i>Total Area:</i> 5.95 acres <i>Current Use:</i> Veterinary clinic <i>Existing GP:</i> (13) General Commercial in front (1) Residential in rear	<ul style="list-style-type: none"> Major use permit was obtained for this project and an open space easement was granted to Fish and Game to protect biological resources (coastal oak woodland) Fire and open space easements on western portion of property will provide the buffer between commercial and residential land uses Site is bordered by commercial uses to the east and residential uses to the west Staff supports Planning Group recommendation
4	(C-2) Office Professional (C-3) Neighborhood Commercial (C-4) Rural Commercial	(C-2) Office Professional (C-3) Neighborhood Commercial (C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 50 acres <i>Current Use:</i> Various Commercial <i>Existing GP:</i> (11) Office Professional (12) Neighborhood Commercial (13) General Commercial	<ul style="list-style-type: none"> Consistent with the character of the community Existing uses are recognized Staff supports Planning Group recommendation Direct access to main road (SR94) Core area of commercial

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
5	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 3 acres</p> <p><i>Current Use:</i> Various Commercial</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Range of small retail stores north and south of SR94 at Jefferson Rd fall into the lighter end of Service Commercial type of uses which is similar to a Rural Commercial designation • Direct access to main road (SR94) • Core area of commercial within community • Staff supports the character of the community • Existing uses are recognized • Staff supports Planning Group recommendation

Jamul/Dulzura (Eastern)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<p><i>Total Area:</i> 1.15 acres</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> Dulzura Post office and Dulzura Café are recognized as existing rural type of uses Compatible with surrounding land uses Located within central area of Dulzura Direct access to a major road (SR94) Compatible with small-scale character of the community Staff supports Planning Group recommendation
7	(C-4) Rural Commercial north of SR94	Expand (C-4) Rural Commercial to the north and south of SR94	Expand (C-4) Rural Commercial to the north and south of SR94 (Herzog)	<p><i>Total Area:</i> 13.18 acres</p> <p><i>Current Use:</i> Vacant</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Located at a “T” intersection with Barrett Lake Rd and SR94 Recognition of existing Barrett Junction café Small-scale activity (rural market and small gas station) is appropriate for the rural character of the area Proposed gymkhana/rodeo use is best accommodated with a Use Permit Steep slopes occur in rear portion of southern property, Tier 1 Biological habitat occurs throughout majority of property, and wetlands occur within the property. Land is within Multiple Species Conservation program

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 3.06 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> • Located at junction of Lyons Creek, Lyons Valley Rd • Existing uses are recognized • Staff supports Planning Group recommendation • Consistent with the character of the community

Otay

Key Issues

- All commercial and industrial uses are part of specific plans
- The Otay Mesa specific plan consists primarily of industrial uses
- Potential new border crossing would help facilitate industrial uses

Planning Group Direction

There is no Planning or Sponsor Group representation for this area

Additional Staff Analysis/ Recommendations

No additional commercial, office or industrial land uses are planned for this sub-region

ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	23	111	88	111	88
Industrial	19	2,289	2,271	2,289	2,271
Office	10	142	132	142	132

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Sweetwater

Key Issues

- Floodplain bisects the community
- A large eastern portion of the planning area is designated in Multiple Species Conservation Program Preserve land or Open Space conservation

Planning Group Direction

- Community is built-out and a majority of commercial needs are served by the neighboring jurisdiction
- Only one commercial request submitted to modify proposed residential to General Commercial. Planning Group wants to maintain a residential designation due to similar adjacent uses (residential) and to reduce further impacts to Bonita Road. Owner may now be in favor of residential designation as the density was increased to 24-du/acre.

Additional Staff Analysis/ Recommendations

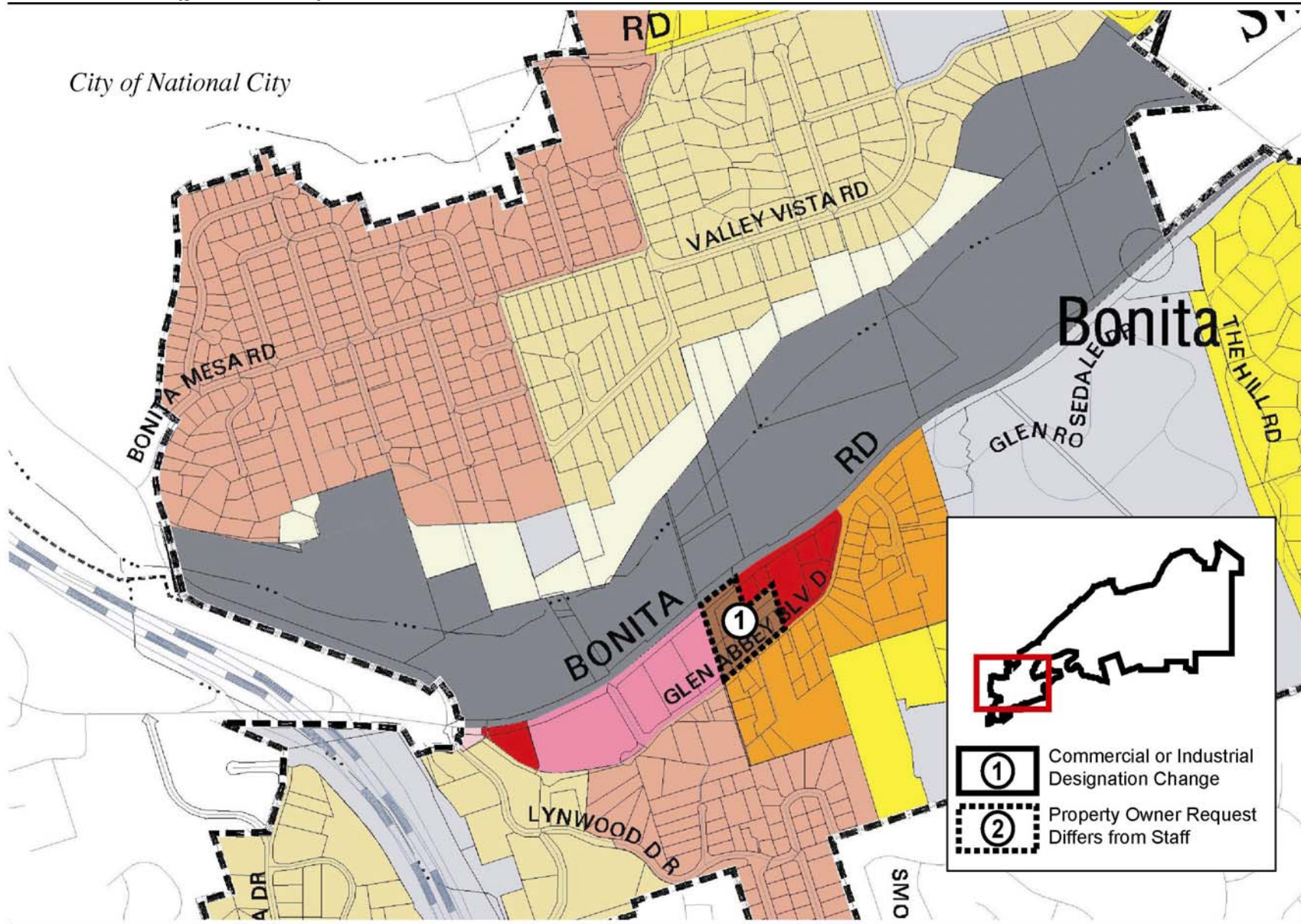
Staff supports Planning Group direction

ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	35	30	(5)	30	(5)
Industrial	13	0	(13)	0	(13)
Office	10	18	8	18	8

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Sweetwater (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(VR-24) Village Residential	(VR-24) Village Residential	(C-1) General Commercial (Keubler; Green)	<i>Total Area:</i> 1.44 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Compatible with adjacent land use of higher density and single family residential • Desire to alleviate further traffic congestion and curb-cuts along Bonita Road which may result with General Commercial development • Parcel located adjacent to Bonita Road is subject to sink-holes, located within floodplain

Valle de Oro

Key Issues

- Community is largely built-out, therefore, additional commercial and industrial uses are not proposed

Planning Group Direction

- No changes to the existing General Plan except to correct errors (make compatible with zoning) or recognize changes necessitated by the deletion of the Service Commercial designation
- Change the area previously designated Service Commercial to Limited-Impact Industrial

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction

- No commercial or industrial requests have been submitted to GP2020 staff in this community

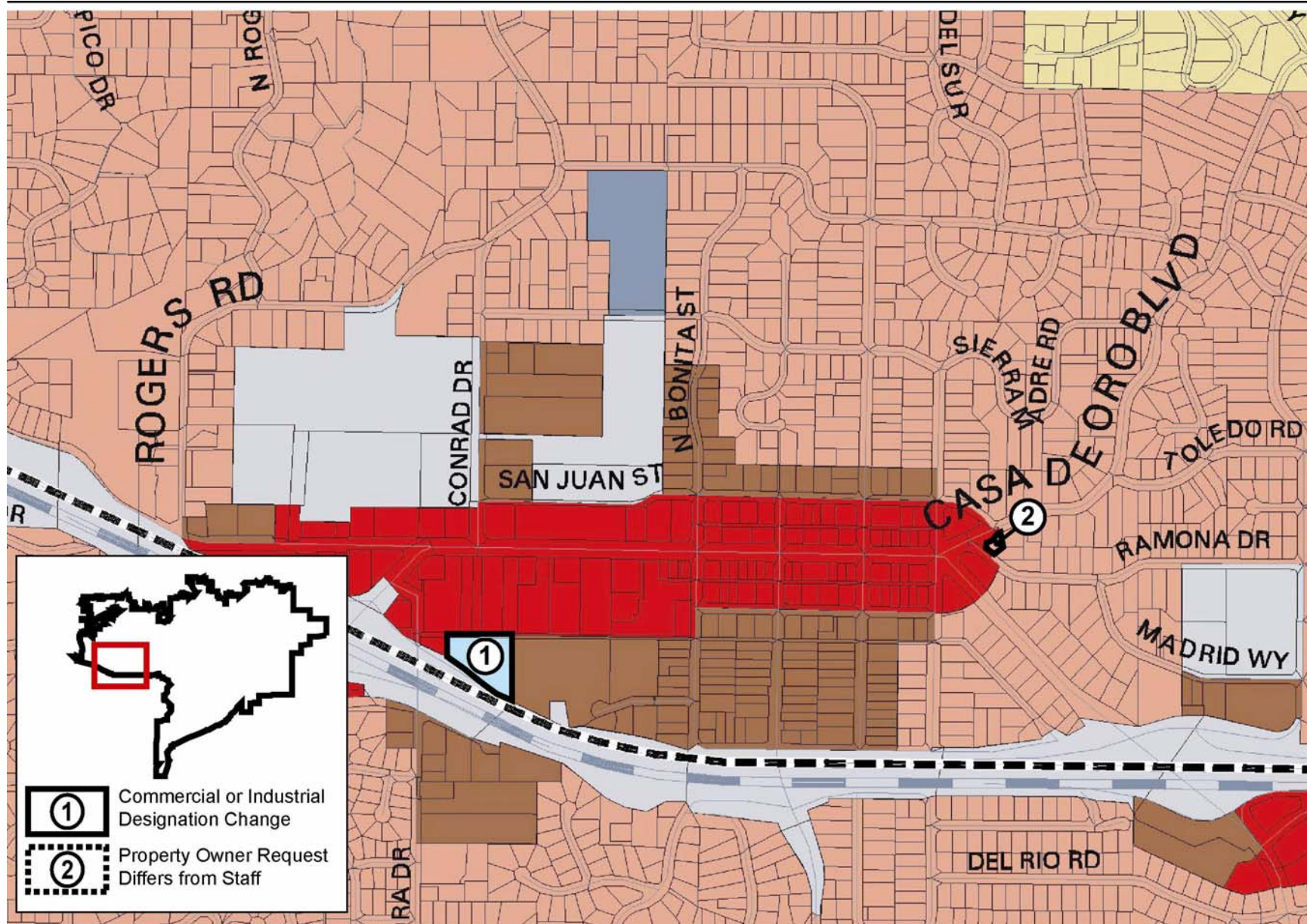
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	110	220	109	219	108
Industrial	37	2	(35)	2	(35)
Office	23	52	29	52	29

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Valle de Oro (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> 2 acres <i>Current Use:</i> Industrial (banjo factory) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated change • Recognition of existing uses • Staff supports the Planning Group recommendation
2	(VR-4.3) Village Residential	(VR-4.3) Village Residential	(13) General Commercial (Kelsen)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Old fire station and outside storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • The Planning Group has requested a change to the designation to correct a mapping error. The new designation should recognize the existing zone • Zoning is RS-4 (single family residential – 4.3du/acre) • Adjacent to other residential uses • Staff supports the Planning Group recommendation

Alpine

Key Issues

- Many areas of the community are characterized by steep terrain that present difficulties when pursuing commercial and industrial development
- The town center portion of Alpine is already nearly built out in a strip development pattern comprised of many small parcels
- Community residents outside the village are generally opposed to any commercial uses in their area

Planning Group Direction

- The rights of existing commercial property owners should be respected
- Allow mixed-use development that will facilitate redevelopment in the older commercial areas of Alpine
- Industrial uses should be concentrated into distinct districts that are sufficiently buffered from surrounding development

**Additional Staff Analysis/
Recommendations**

Staff conducted an extensive planning process including an all day workshop where nearly 80 community members attended. At that workshop, consensus was obtained in some areas, but the community remained divided in many others. Staff recommendations represent a compromise of the varied community interests.

Rationale is provided below to explain why the number of acres proposed for industrial uses under GP2020 is significantly larger than projected by the ERA analysis. The ERA analysis does not take into account:

- A less efficient use of land that may require terracing in areas of sloped land
- Land intensive industrial uses that require outdoor storage of equipment
- A need to meet requirements for outdoor storage that can not be met in adjacent communities

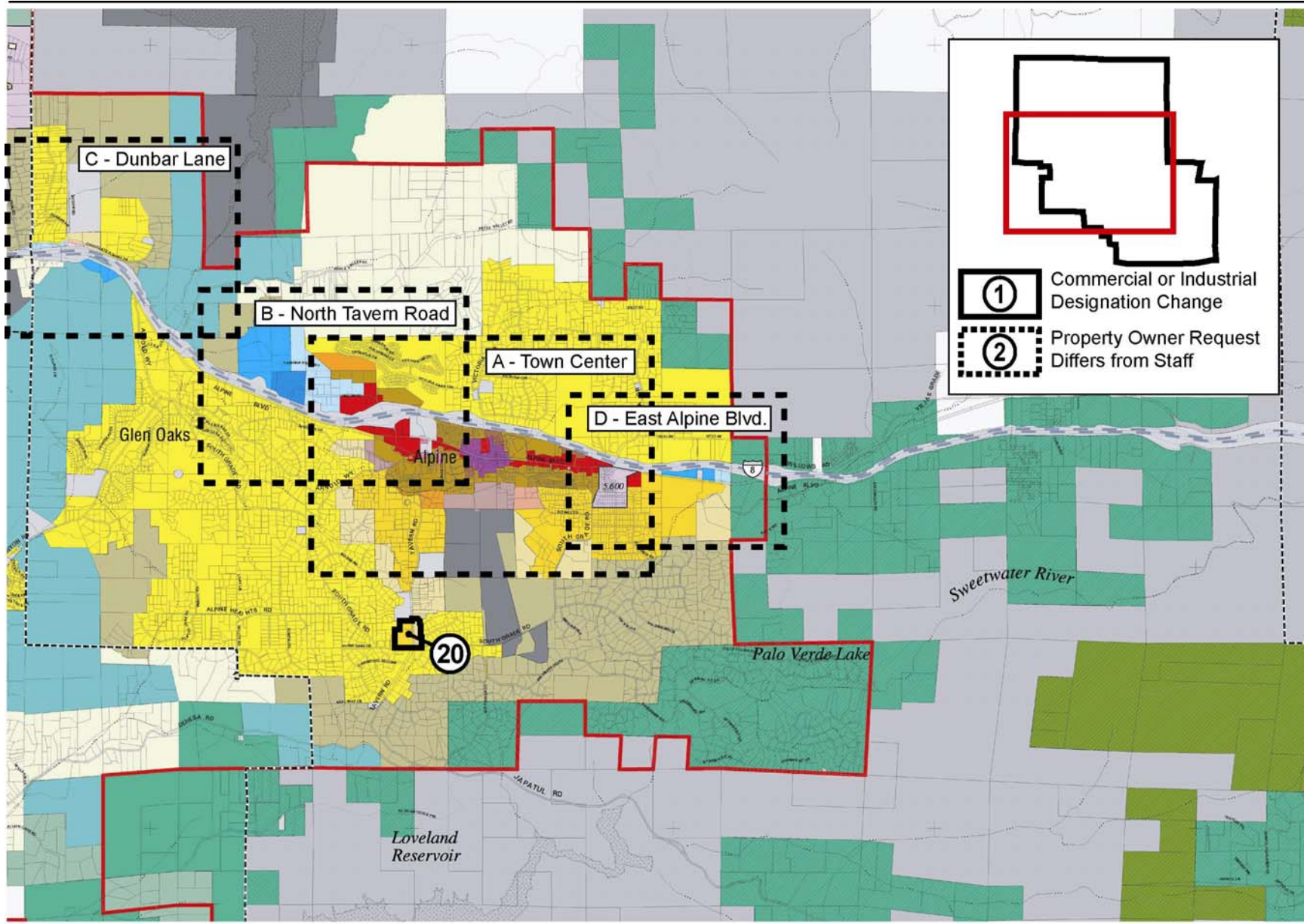
ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	88	110	23	123	36
Industrial	26	118	93	243	217
Office	16	30	13	28	12

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

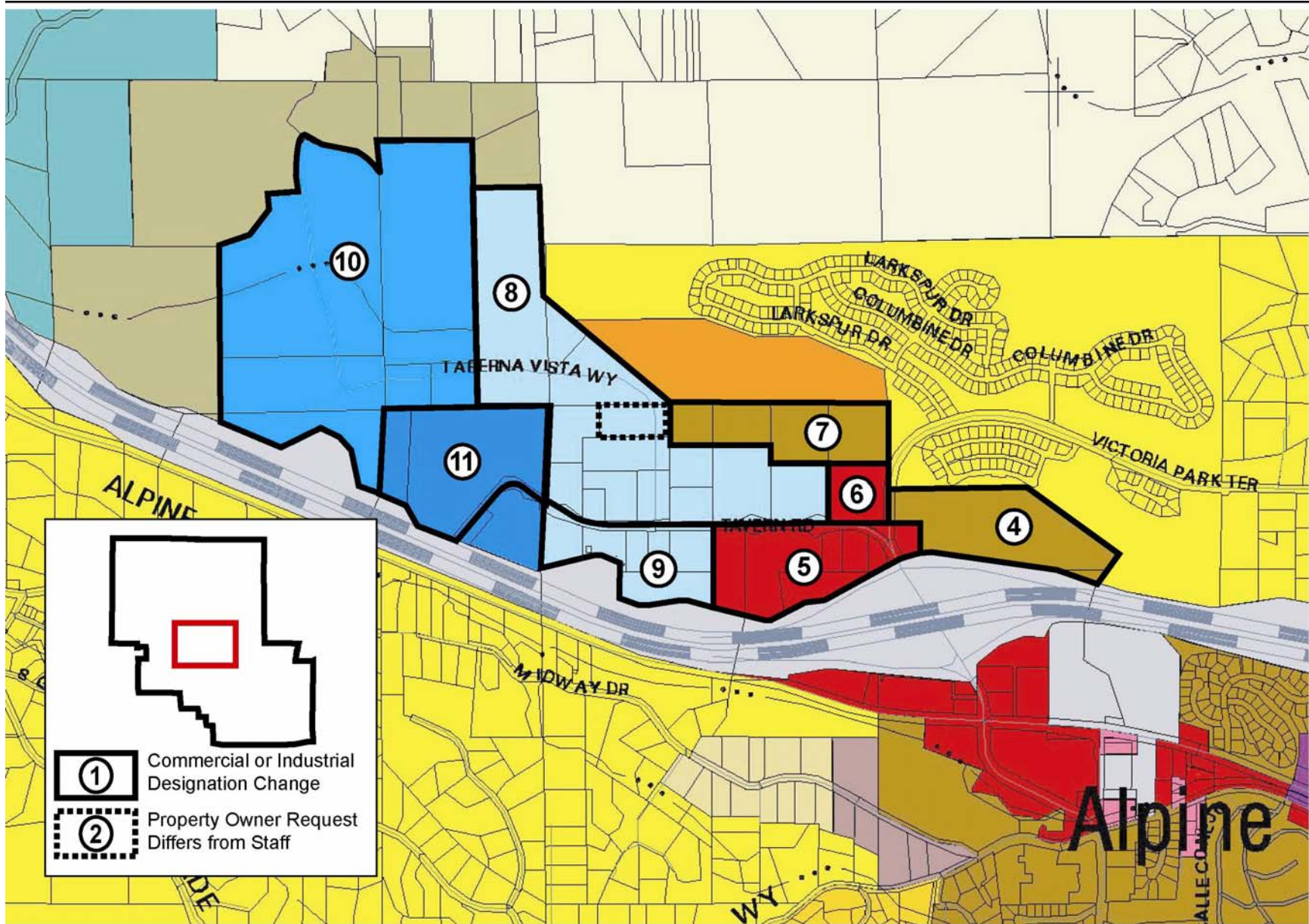
Alpine



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
20	(VR-2.9) Village Residential	(VR-2.9) Village Residential	(C-1) General Commercial (Schreiber)	<p><i>Total Area:</i> 18 acres</p> <p><i>Current Use:</i> Plumbing contractor business and residence on west side of Tavern Road and church on right side</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Adjacent to school, generally located in close proximity (just over one mile) to town center • Prevents additional commercial uses in area, which are not supported by local community • Commercial zoning on Schneider parcel recognizes existing use • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-5) Mixed Use	(C-5) Mixed Use	No recommendation submitted	<p><i>Total Area:</i> 41 acres</p> <p><i>Current Use:</i> Commercial and Residential properties</p> <p><i>Existing GP:</i> (13) General Commercial (14) Service Commercial (6) Residential to (10) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd., Arnold Way, and Victoria Dr. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation • Recognizes existing mix of uses and provides opportunity for additional mix of residential and commercial (to be determined with further planning efforts in coordination with the Planning Group)
2	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 3 acres</p> <p><i>Current Use:</i> Residential and office uses</p> <p><i>Existing GP:</i> (11) Office Professional (8) Residential</p>	<ul style="list-style-type: none"> • Good accessibility to both Alpine Blvd. and Arnold Way • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Woolley)	<p><i>Total Area:</i> Approx. 15 acres</p> <p><i>Current Use:</i> Residential uses of varying density</p> <p><i>Existing GP:</i> (6) Residential to (8) Residential</p>	<ul style="list-style-type: none"> • Direct access to Alpine Blvd. • Supported by infrastructure • Compatible with Alpine's community character • Staff supports Planning Group recommendation

Alpine (North Tavern Road)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(VR-14.5) Village Residential	(VR-14.5) Village Residential Supports higher density if density reduction in Board Alt Map is reinstated [10.9 du/acre on Brenholdt property] (APN 40319107)	(VR-24) Village Residential (McLeod)	<p><i>Total Area:</i> 18.27 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial (24) Impact Sensitive</p>	<ul style="list-style-type: none"> Compatible with surrounding land use Environmental impacts on site results in approximately 12 acres that could be built on Staff supports Planning Group recommendation
5	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 18.2 acres</p> <p><i>Current Use:</i> Undeveloped with commercial business along Tavern Rd.</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (13) General Commercial</p>	<ul style="list-style-type: none"> Commercial area provides a buffer between residential and industrial areas Located at I-8 onramp at western end of town center Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Dyke)	<p><i>Total Area:</i> 4.7 acres</p> <p><i>Current Use:</i> Undeveloped with business along Tavern Road</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Good accessibility to Interstate 8 onramp • Site topography is relatively flat • Commercial fronting on Tavern Road would buffer industrial uses to the west from residential areas • Supported by Planning Group
7	(VR-14.5) Village Residential	(VR-14.5) Village Residential	(VR-14.5) Village Residential (Dyke)	<p><i>Total Area:</i> 15.9 acres</p> <p><i>Current Use:</i> Residential on one portion and outdoor storage on remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Provides a buffer between single family residential and industrial uses • Site topography is relatively flat • Supported by Planning Group

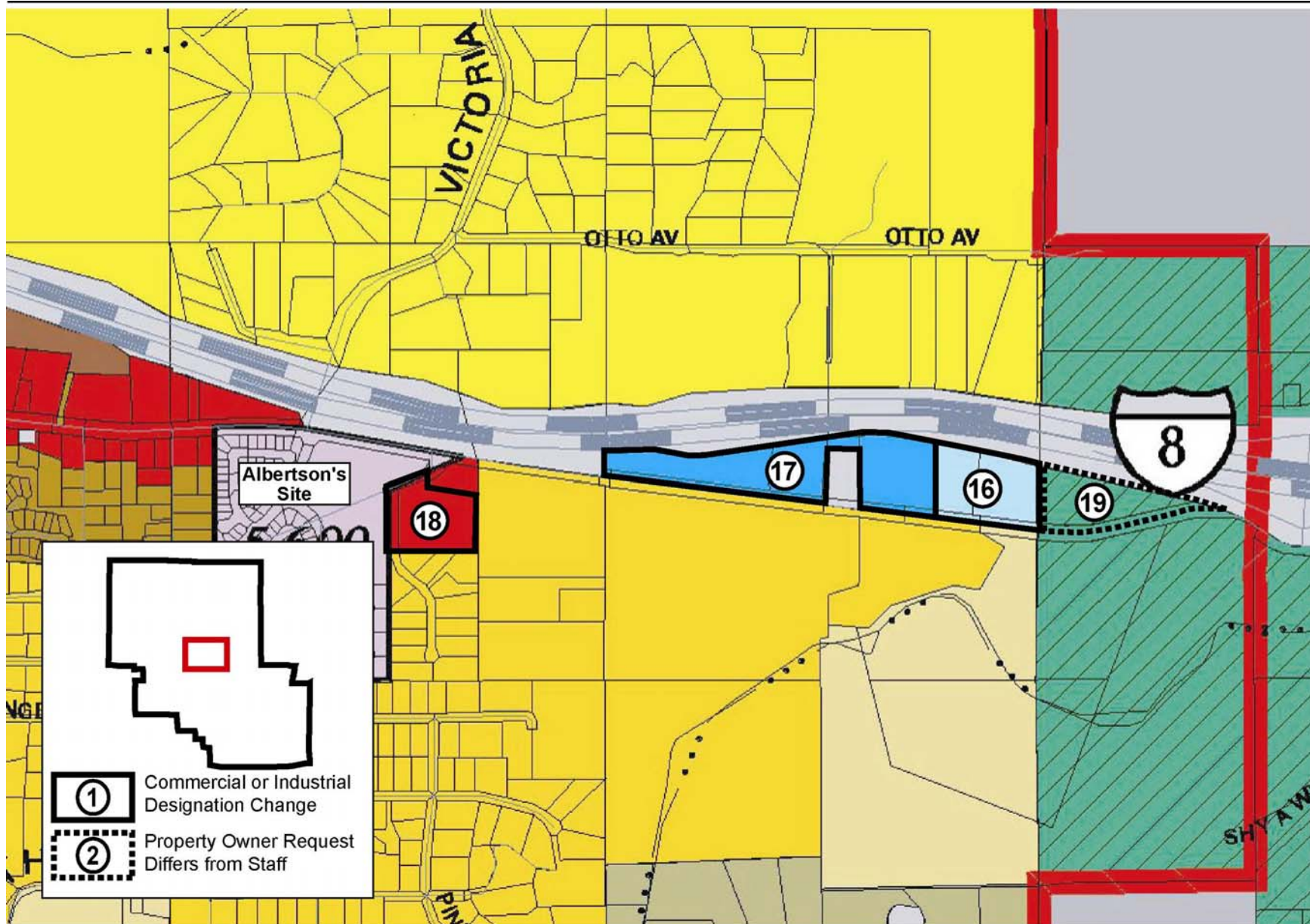
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial allowing outdoor storage (Jewell)	<p><i>Total Area:</i> 66 acres</p> <p><i>Current Use:</i> Western portion is undeveloped, an explosive storage site and scattered industrial development located on the remaining</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (1) Residential</p>	<ul style="list-style-type: none"> • Expands an industrial-designated area in the existing general plan into an undeveloped residential-designated area • Convenient access to Interstate for truck traffic • Provides a buffer between residential area and higher impact industrial areas • Supported by Planning Group
9	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 14.5 acres</p> <p><i>Current Use:</i> Warehouse, but primarily undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Large site able to accommodate industrial uses • Site is adjacent to and visible from Interstate 8. Appearance of enclosed uses preferred over open storage • Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
10	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial (Grandi)	<p><i>Total Area:</i> 100.5 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Adjacent to existing industrial area • Convenient access to Interstate for truck traffic • Buffered from village residential densities by Limited Impact Industrial designations • Supported by Planning Group
11	(I-3) High Impact Industrial	(I-3) High Impact Industrial	(I-3) High Impact Industrial (Dyke)	<p><i>Total Area:</i> 31.67 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential</p>	<ul style="list-style-type: none"> • Would enable relocation of explosives storage from existing site near housing area • Sufficient area is required to enclose safety buffer resulting from storage of explosives • Supported by Planning Group

Map of the Valle Del Paz area showing property lines, roads, and designated areas. The map includes labels for Valle Del Paz Rd, View Rd, Silva Rd, Dunbar Ln, Bridon Rd, Chocolate Summit Dr, View Side Ln, and Bullard Ln. A 'Middle School (under construction)' is indicated. Numbered circles 12, 13, 14, and 15 are placed on the map. A legend in the bottom right corner explains the symbols: a solid circle 1 for 'Commercial or Industrial Designation Change' and a dashed circle 2 for 'Property Owner Request Differs from Staff'. An inset map shows the location of the study area within the state of Indiana.

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial allowing outdoor storage (Rowland) (C-1) General Commercial (Blanchard)	<p><i>Total Area:</i> 5 acres</p> <p><i>Current Use:</i> Mix of residential and repair/storage service</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Good access due to proximity to Interstate 8 onramp • Site does not have significant physical constraints • The location, narrow configuration and noise from adjacent Interstate-8 make industrial uses appropriate for the site • Open storage uses are not appropriate since there are residential uses across the road and there is not sufficient lot width to provide sufficient buffering • Supported by Planning Group
13	(C-3) Neighborhood Commercial	(I-1) Limited Impact Industrial	Commercial (Morton; Blodgett)	<p><i>Total Area:</i> Less than 2 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Located at entrance to the community at Interstate onramp • The location, narrow configuration and noise from adjacent I-8 make neighborhood commercial uses appropriate for the site • Neighborhood commercial designation allows for the scale and character of facilities to be regulated so that they are compatible in residential neighborhoods • Site does not have any apparent physical constraints

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
14	(1) Residential	(1) Residential	Commercial use to permit the sale of fire wood (Bonamo)	<p><i>Total Area:</i> 8.8 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> • Topography and natural constraints are not suitable for commercial designation • Use permit, rather than designation change, would enable owner to sell firewood, without exposing the community to other, more unaccepted commercial uses • Use permit would allow site specific characteristics and particular uses to be reviewed while allowing on-going conditions to ensure compatibility with surrounding neighbors • Supported by Planning Group
15	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands	(I-2) Medium Impact Industrial (RL-20) Rural Lands (Turvey; Kamps)	<p><i>Total Area:</i> 74 acres</p> <p><i>Current Use:</i> Undeveloped, with the exception of Kamps propane business and vehicle/equipment storage</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Good access to Interstate 8 onramp at Dunbar Lane • Vehicle speeds are not suitable for land uses that generate more traffic turning on and off Alpine Blvd • Steep slopes would remain as rural lands • Supported by Planning Group

Alpine (East Alpine Boulevard)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
16	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	Designation accommodating large animal hospital (I-2) (Lynn)	<p><i>Total Area:</i> 10.3 acres</p> <p><i>Current Use:</i> Large-Animal Hospital (owner request), National Forest Center</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Recognizes designation of existing general plan and existing uses Located along major road in proximity to Interstate onramp Supported by Planning Group
17	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 5.6 acres</p> <p><i>Current Use:</i> Church</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> Located along major road in proximity to Interstate on-ramp Adjacent to other industrial uses Supported by Planning Group

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
18	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> 4.2 acres</p> <p><i>Current Use:</i> Scattered residence, generally undeveloped</p> <p><i>Existing GP:</i> (3) Residential</p>	<ul style="list-style-type: none"> Additional commercial adjacent to the planned Albertson's center will enhance development of an eastern node to the town center Mixed-use zoning will enable residential to provide a buffer for existing adjacent residential development Site has good accessibility near the intersection of Alpine Blvd. and Victoria Drive, less than one mile west of the Willows Road Interstate 8 on-ramp Supported by Planning Group
19	(RL-40) Rural Lands	(RL-40) Rural Lands	(C-1) General Commercial (highway commercial) (Ballard)	<p><i>Total Area:</i> 4.3 acres</p> <p><i>Current Use:</i> Residence</p> <p><i>Existing GP:</i> (23) National Forest and State Parks (within FCI overlay)</p>	<ul style="list-style-type: none"> Until 2010, area is subject to restrictions placed by the Forest Conservation Initiative Under GP2020, FCI lands are consistently designated RL-40 Planning for certain FCI lands will be reviewed beginning in 2007, in preparation of 2010 sunseting of initiative

Lakeside/Pepper Drive-Bostonia

Detailed matrix and map will be made available under separate cover upon completion of additional Planning Group meetings

Key Issues

Highway 67/Moreno Valley

- Floodway and floodplain limit potential for expansion
- Future reclamation plans and improvements to San Vicente Dam could resolve some of the floodway issues
- Much of the land designated for future industrial use is currently reserved for extractive use

Old Highway 80

- Floodplain south of Highway 80 limits development on existing commercial and industrial lands

Winter Gardens Blvd. and Woodside Ave

- Incompatible uses are mixed together

USDRIP

- The community has lost industrial land that will now be converted to a park

Planning Group Direction

- Properties currently zoned M58 should retain their zoning
- Most of the properties currently zoned C37 should retain their zoning
- Avoid creating non-conforming commercial and industrial uses
- In some cases, split designations should be changed to a single commercial or industrial designation
- Specific, identified businesses that reflect the rural character of Lakeside should be allowed to operate as conforming uses
- Tailored zoning will be required for the new designations

Additional Staff Analysis/ Recommendations

With a few exceptions, staff supports Planning Group direction

In those areas where the group has not been able to reach a recommendation, staff has tried to balance the desires of the many stakeholders with the physical constraints, regional planning criteria, existing uses and future needs of the community

Highway 67/Moreno Valley

- Staff proposes a modest increase in Medium Impact Industrial lands
- Road improvements, reclamation plans for channelization, and the dam raise will have a

significant effect on development potential. Staff proposes that any additional land use changes be made in conjunction with a comprehensive plan prepared after the adoption of GP2020

Old Highway 80

- In Service Commercial areas, staff's proposal varies depending on the development constraints, existing uses, and surrounding character. Suggestions include changes to Residential, Medium Impact Industrial, and General Commercial designations
- An industrial area east of Flinn Springs Road has been slightly expanded with the addition of some Limited Impact Industrial lands

Winter Gardens Blvd. and Woodside Ave

- Staff's proposal includes changing three residential neighborhoods from their current commercial designation to residential
- An area along Winter Gardens with a Service Commercial designation is proposed as Medium Impact Industrial which reflects the types of businesses that actually exist there
- North of Woodside Ave., the Service Commercial designation is proposed as Limited Impact Industrial

Pepper Drive-Bostonia

- A small area of Service Commercial, surrounded by residential uses, is proposed as General Commercial
- General Impact Industrial areas have been proposed as Medium Impact Industrial

ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	154	381	226	370	215
Industrial	244	1,123*	879	1,199*	955
Office	46	71	24	66	20

** This number includes approximately 350 acres of land currently identified for extractive use and approximately 100 acres of land located in USDRIP that has been placed into conservation and will not be developed. The extraction acreage will not be available for industrial use until the extractive use is complete.*

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

*Detailed matrix and map will be made available under separate cover
upon completion of additional Planning Group meetings*

Spring Valley

Key Issues

- The community has expressed a desire to change the character of the land uses within the existing Service Commercial and Industrial land use designations to encourage uses that are compatible with the surrounding residences
- Proposed designation changes along Bancroft Drive/Jamacha Road could cause some existing businesses to become non-conforming
- Incompatible mix of existing land uses creates difficulty in planning cohesive commercial/industrial districts
- In areas where existing heavy commercial and/or industrial uses are located immediately adjacent to residences, it is difficult to provide an appropriate land use buffer to separate these incompatible uses
- A 10.5 acre site located west of Sweetwater Springs Blvd. is currently designated Neighborhood Commercial but the existing uses on the site are compatible with General Commercial

Planning Group Direction

- Supports Limited Impact Industrial on most existing Service Commercial and General Impact Industrial areas
- Recommends a change to General Commercial for the 10.5 acre site of Neighborhood Commercial
- Supports changing the Limited Impact Industrial Designation for the area now occupied by the swap meet, to a residential designation

**Additional Staff Analysis/
Recommendations**

Staff supports the majority of the Planning Group's recommendations. The exceptions are as follows:

- Staff recommends a split designation of General Commercial (C-1) and Residential (VR-24) for the 10.5 acre site west of Sweetwater Springs Blvd. The additional residential potential may provide an incentive to upgrade the site in a manner compatible with the surrounding community
- The Planning Group recommended that properties abutting the north side of Jamacha Road be changed from General Impact Industrial to Limited Impact Industrial. Staff supports this recommendation with the exception of a small area of existing heavy industrial uses on the northwest corner of Jamacha and Grand Ave where staff proposes Medium Impact Industrial
- Staff recommends retaining the Limited Impact Industrial designation for the swap meet area. Because most of this land is under-utilized and it is adjacent to SR 125 and SR 54, the area provides an appropriate location for future light industrial uses

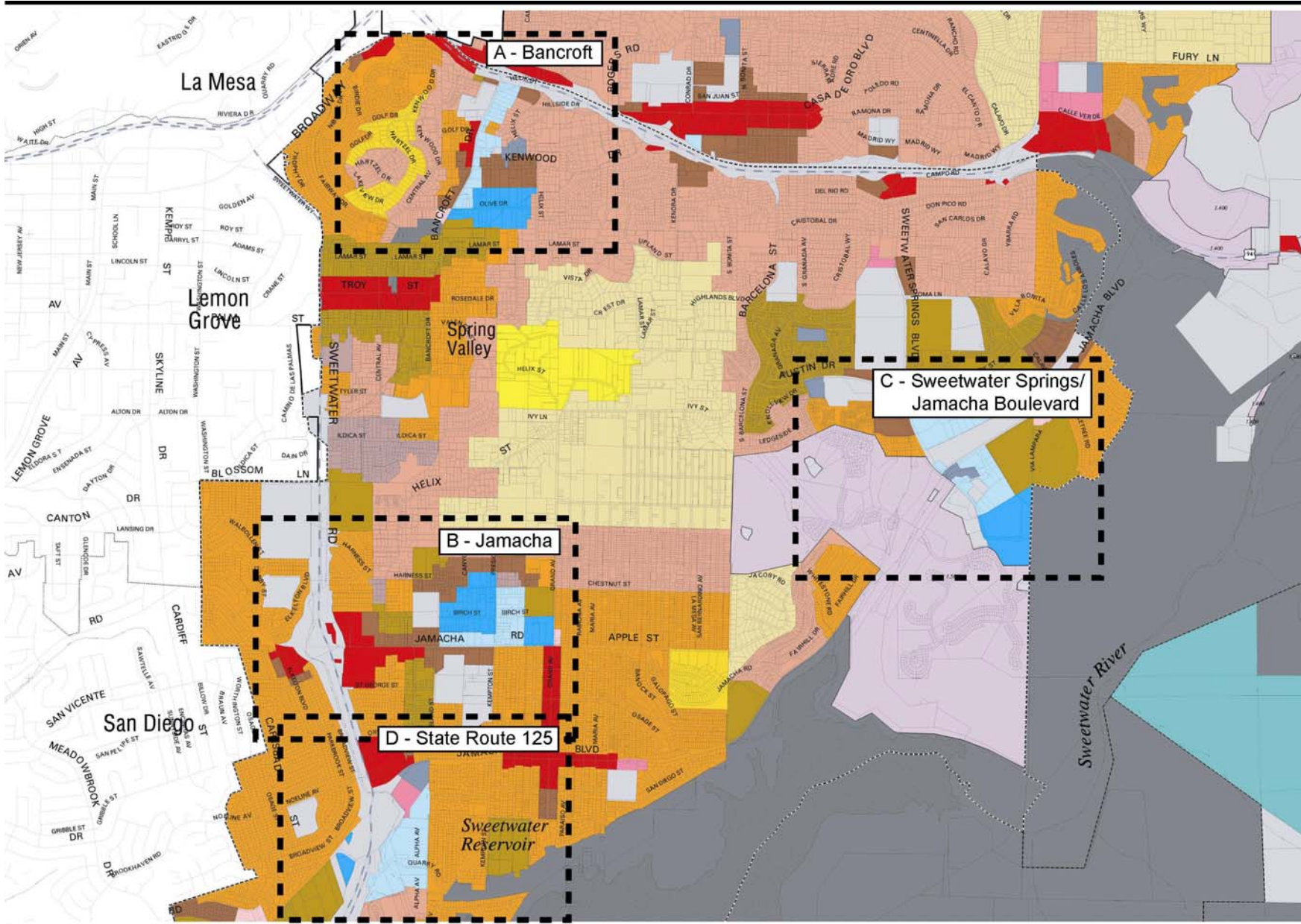
ERA Needs Analysis
(all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	95	205	110	206	111
Industrial	83	362	279	267	184
Office	28	63	36	53	25

Note: All numbers rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Spring Valley



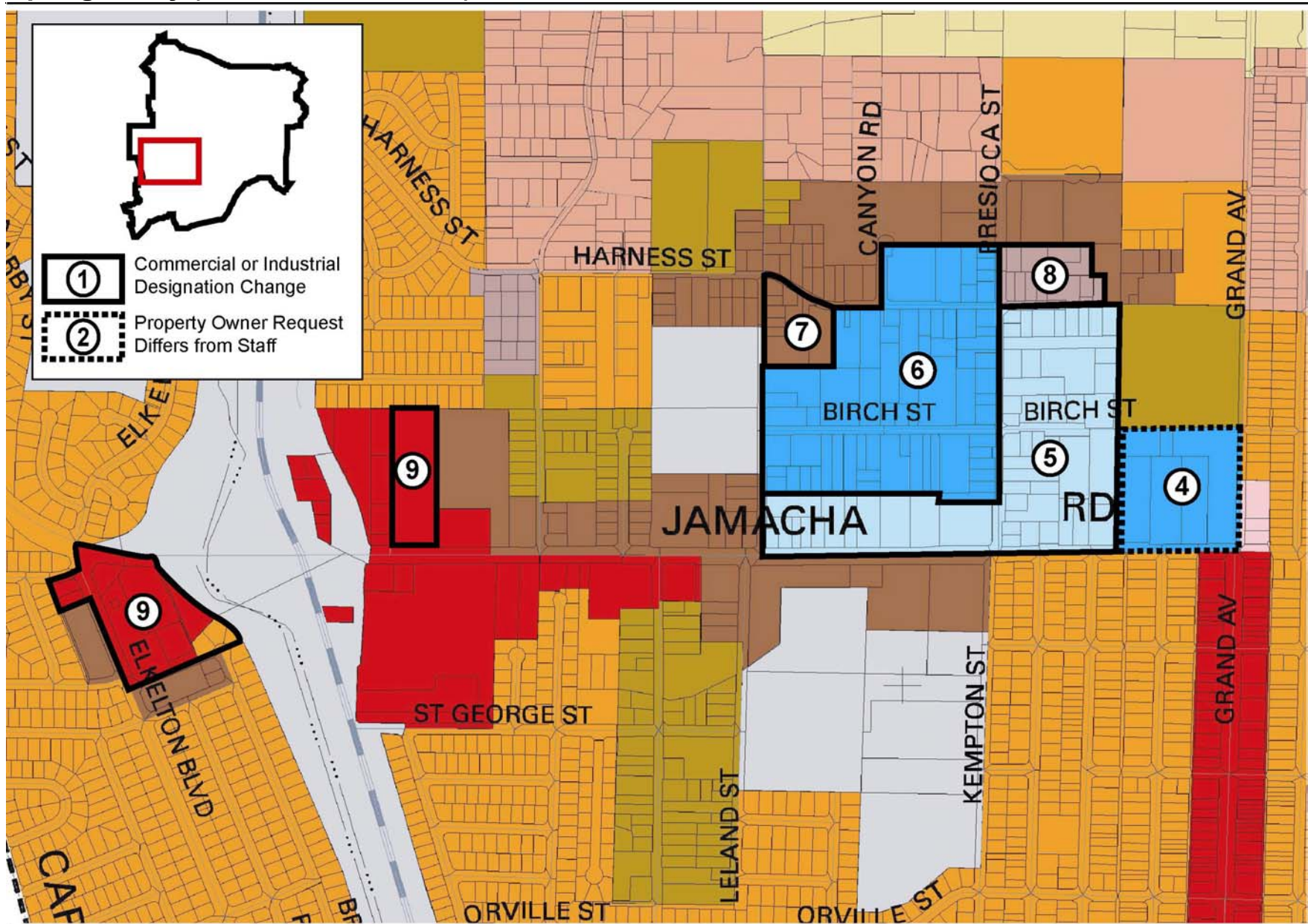
The map displays the Kenwood neighborhood with various streets and property designations. The streets shown include Niblick Dr, Birdie Dr, Golf Dr, Kenwood Dr, Hartzel Dr, Central Av, Bancroft, Lamar St, Helix St, and Olive Dr. The map is color-coded to indicate different types of property designations or requests. A legend in the top right corner provides the following information:

- 1** (light blue): Commercial or Industrial Designation Change
- 2** (red): Property Owner Request Differs from Staff
- 3** (dark blue): Property Owner Request Differs from Staff

The map shows that the area around Bancroft and Lamar St is primarily designated for Commercial or Industrial use (light blue). A small area near Bancroft and Lamar St is marked with a red '2', indicating a property owner request that differs from the staff's designation. A larger area near Bancroft and Lamar St is marked with a dark blue '3', also indicating a property owner request that differs from the staff's designation.

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> Approx. 23 acres</p> <p><i>Current Use:</i> Mix of light industrial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial/industrial corridor located on the west and east side of Bancroft Drive, a Circulation Element Road with direct access to Highway 94 Recognizes existing commercial/ industrial uses with minimal incompatible land use impacts to adjacent residential neighborhoods Existing uses, with certain exceptions, are primarily located within enclosed buildings or fenced areas Staff supports Planning Group recommendation
2	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Mix of General Commercial uses</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Existing commercial area with direct access to Highway 94 via Bancroft Drive Recognizes existing commercial businesses with minimal incompatible land use impacts to adjacent residential neighborhoods Various commercial businesses including auto repair, fast food restaurant, and a gas station/mini-mart Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.5 acres</p> <p><i>Current Use:</i> Mix of service commercial and industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Existing, large commercial/ industrial district located east of the intersection of Bancroft Drive and Olive Drive. The area has direct access to Highway 94 via Bancroft Drive Recognizes existing service commercial/industrial uses with minimal land use impacts to adjacent residential neighborhoods Mixture of automotive services (including large truck storage and repair), construction equipment storage (outdoor) wholesaling and service commercial uses Consistent with industrial location criteria Staff supports Planning Group recommendation

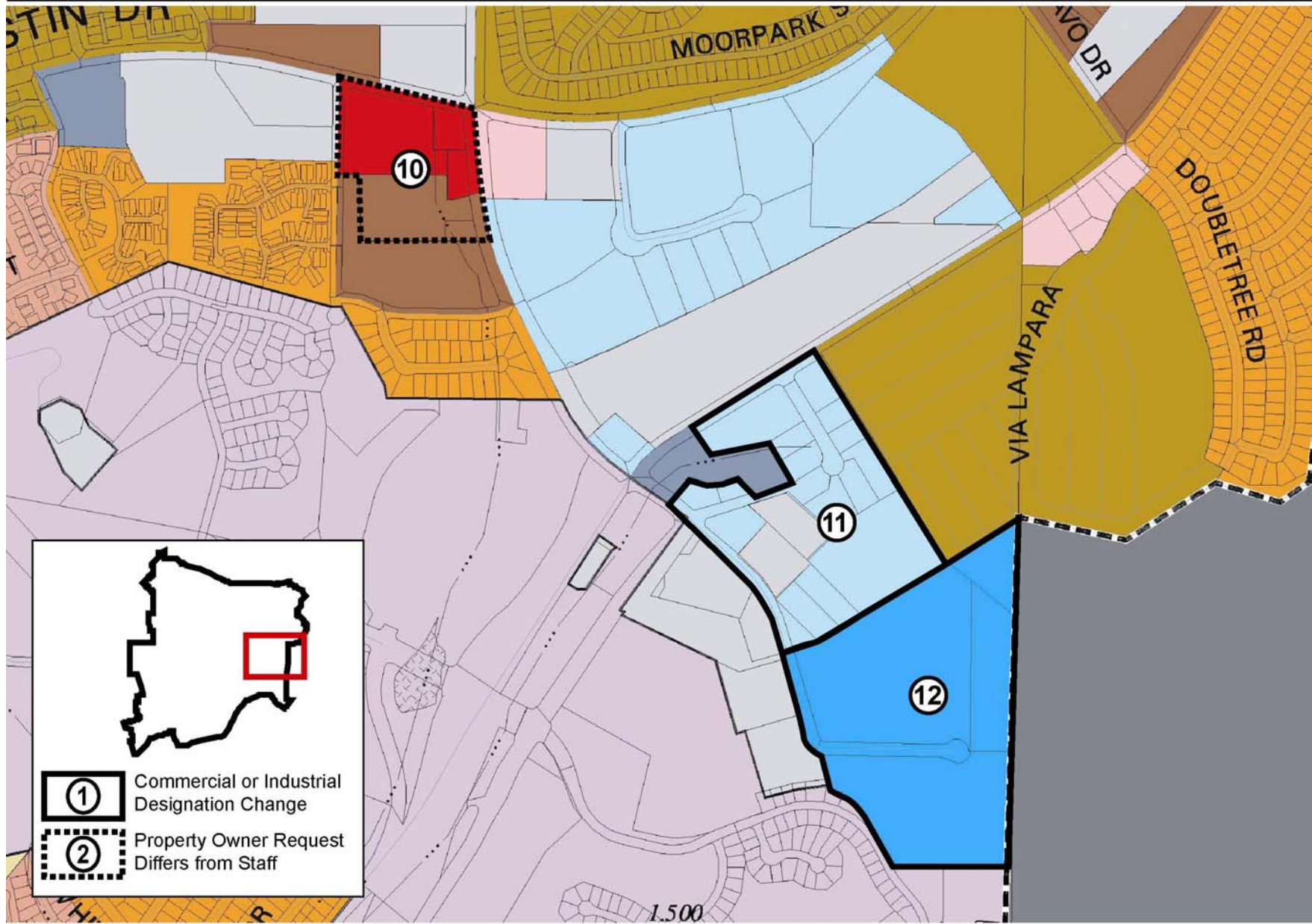
Spring Valley (Jamacha Boulevard)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(I-2) Medium Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 9.4 acres</p> <p><i>Current Use:</i> Existing heavy industrial uses</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located at the northwest intersection of Jamacha Road and Grand Avenue. The area has direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing, large industrial district characterized by heavy industrial uses (with outdoor storage). Uses include a steel fabrication plant, move on housing storage yard, construction equipment storage and industrial warehouses Consistent with industrial location criteria
5	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 28 acres</p> <p><i>Current Use:</i> Various service commercial/ light industrial uses</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located on the north side of Jamacha Road and the east side of Presioca Street with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes existing mixture of service commercial and light industrial uses, with minimal impact to adjacent residential neighborhoods. Uses include automotive service shops, self storage facility, and construction equipment storage yards Consistent with industrial location criteria Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
6	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 29.86 acres</p> <p><i>Current Use:</i> Various heavy commercial/industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> Area is located between Sweetwater Lane and Presioca Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Recognizes an established heavy commercial/industrial district with various outdoor storage uses) with minimal land use impacts to adjacent residential neighborhoods Consistent with industrial location criteria Staff supports Planning Group recommendation
7	(VR-24) Village Residential	(VR-24) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single and multi-family residential neighborhood</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located southeast of the intersection of Sweetwater Lane Harness Street Reflects existing residential neighborhood Consistent with community development model Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
8	(VR-10.9) Village Residential	(VR-10.9) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 3.5 acres</p> <p><i>Current Use:</i> Single family and multi-family residential</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> Area is located at the northeast intersection of Presioca Street and Harness Street, with direct access to Jamacha Road, classified as Collector Road on the Circulation Element Reflects existing multi-family residential neighborhood (condominium and apartment complexes) Consistent with community development model Staff supports Planning Group recommendation
9	(C-1) General Commercial (VR-7.3) Village Residential	(C-1) General Commercial (VR-7.3) Village Residential	No recommendation submitted	<p><i>Total Area:</i> 11 acres</p> <p><i>Current Use:</i> Commercial with a small area of residential</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> Single parcel on east side of SR 125 is surrounded by General Commercial and Residential uses Change to area west of SR 125 reflects existing commercial strip center Designation on 3 single family parcels adjacent to commercial center changed to Residential to reflect existing use

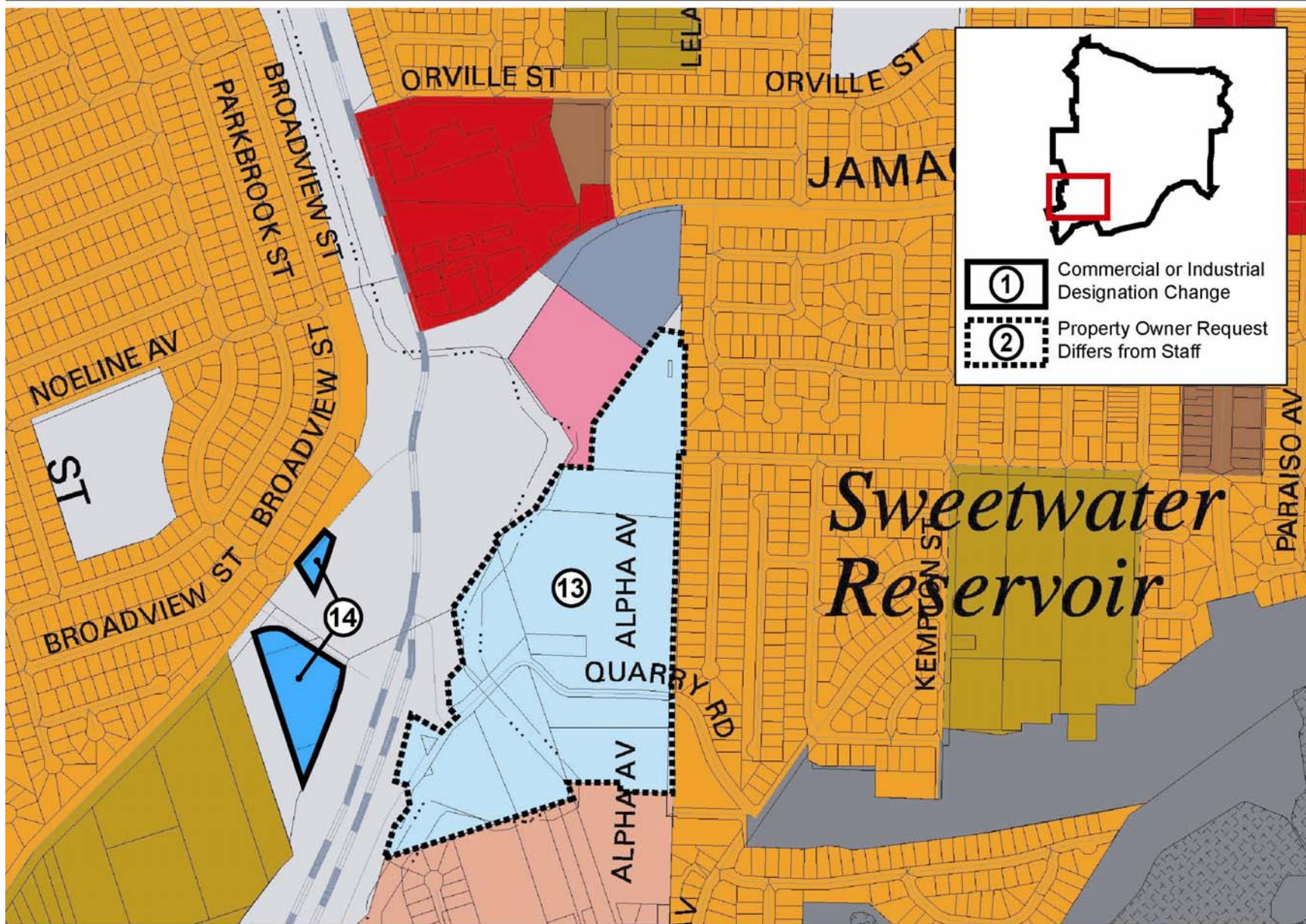
Spring Valley (Sweetwater Springs Blvd/Jamacha Blvd)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
10	<p>Split designation:</p> <p>(C-1) General Commercial on northern portion</p> <p>(VR-24) Village Residential on southern portion</p>	(C-1) General Commercial	(C-1) General Commercial (Lamden Family Trust)	<p><i>Total Area:</i> 10.5 acres</p> <p><i>Current Use:</i> Existing retail shopping center</p> <p><i>Existing GP:</i> (12) Neighborhood Commercial</p>	<ul style="list-style-type: none"> • The General Commercial component reflects the existing commercial uses • The Residential component is consistent with adjacent residential development and provides a buffer between existing residences and the General Commercial area • Consistent with the community development model
11	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 19 acres</p> <p><i>Current Use:</i> Existing industrial park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Area has direct access to Jamacha Blvd. classified as Expressway on the Circulation Element • Recognizes existing light industrial uses (primarily enclosed) with minimal impacts to adjacent residential neighborhoods – provides a buffer to adjacent residential uses • Recognizes existing industrial park nearly built-out (primarily enclosed businesses) • Consistent with the community development model • Staff supports Planning Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(I-2) Medium Impact Industrial	(I-2) Medium Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 32.56 acres</p> <p><i>Current Use:</i> Existing Industrial/ manufacturing park</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • The area has direct access to Jamacha Blvd. classified an Expressway on the Circulation Element • Recognizes existing, large acreage industrial uses (components fabrication/ warehouse facilities, with associated truck storage) with minimal land use impacts to adjacent residential neighborhoods • Provides an appropriate Land Use Designation for a large established industrial park that provides employment opportunities to the community • Staff supports Planning Group recommendation

State Route 125



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
13	(I-1) Limited Impact Industrial	Unspecified Residential Land Use Designation	No recommendation submitted	<p><i>Total Area:</i> 44 acres</p> <p><i>Current Use:</i> Swap Meet, self-storage facility, equipment storage yard</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial</p>	<ul style="list-style-type: none"> • Large area located east of State Route 125, south of Paradise Valley Road • The area has direct access to State Route 125 via Quarry Road • The majority of the area (currently occupied by the swap meet) is paved. The area is highly disturbed with little or no environmental significance • The majority of the paved area is adjacent to and below the right-of-way for the State Route 125 (noise impacts are a major issue) • The area is currently under utilized and would be more appropriate for manufacturing, processing or assembly uses
14	(I-2) Medium-Impact Industrial	(I-2) Medium-Impact Industrial	No recommendation submitted	<p><i>Total Area:</i> 1 acre</p> <p><i>Current Use:</i> Undeveloped and open construction storage yard</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Two parcels located within and adjacent to the State Route 125 freeway right-of-way • One parcel is vacant; the other parcel contains an open construction equipment storage yard • Staff supports Planning Group recommendation

Ramona

Key Issues

- Many vacant parcels of commercial land on Main Street are constrained by vernal pools, although surplus of developable commercial land is still sufficient to meet projected need
- Industrial properties near town center are constrained by floodplain and wetlands
- Industrial properties near Ramona airport are constrained by sensitive habitat
- The ongoing Town Center planning workshops will determine the final mix and intensities of commercial land uses for Ramona

Planning Group Direction

- The commercial area shall be limited to the area between Etcheverry and Third Streets. Any new commercial lands should widen rather than extend the commercial strip
- Widen the commercial area for one block bounded by 16th, Day, La Brea, and Main Streets
- Industrial area to exclude the Santa Maria Creek and expand north to Poplar Street
- Explore alternative industrial sites that are not constrained, have adequate traffic infrastructure, and that offer minimal impact to surrounding residential neighborhoods

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction and the continuation of the Town Center workshops to determine the final non-residential land use mix for the town center area.

- The addition of new industrial lands (north to Poplar Street) is intended to replace lands in the floodplain. Although the resulting total is consistent with the ERA needs analysis, there is little flexibility if market forces require more space than is projected

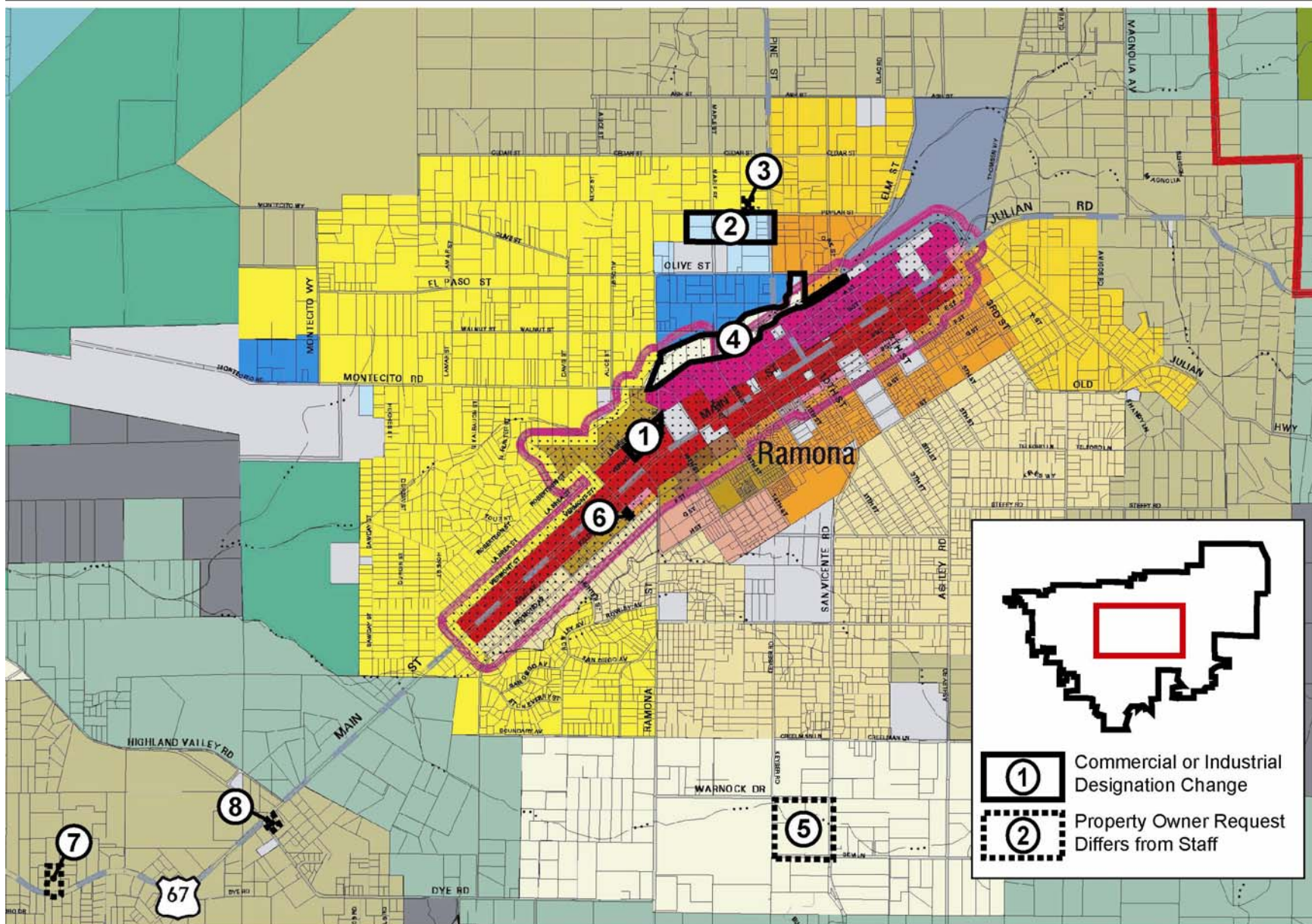
ERA Needs Analysis (all numbers in acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	103	274	171	324	220
Industrial	72	341	269	179	107
Office	30	133	103	64	34

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Ramona (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted (request by Monetta at CPG subcommittee meeting)	<i>Total Area:</i> 6.4 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (8) Village Residential	<ul style="list-style-type: none"> • Located within village center • Discourages strip commercial development by proposing a designation that would widen rather than lengthen existing commercial district, • Area surrounded on three sides by commercial development
2	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> 27.36 acres <i>Current Use:</i> Estate Residential; Agricultural <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> • An area is needed to replace industrial lands removed due to environmental constraints • Adjacent to existing industrial district and low-density residential area. Further expansion of industrial use to the north would create conflicts with residential land uses. • Within service areas for water and sewer
3	(SR-1) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	(I-1) Limited Impact Industrial (Encinas)	<i>Total Area:</i> Approx. 1.14 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (19) Intensive Agriculture	<ul style="list-style-type: none"> • Area has current residential uses • Potential for conflicts with neighboring residential

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
4	(SR-4) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	No recommendation submitted	<p><i>Total Area:</i> 52.93 acres</p> <p><i>Current Use:</i> Industrial; Undeveloped</p> <p><i>Existing GP:</i> (15) Limited Impact Industrial (16) General Industrial</p>	<ul style="list-style-type: none"> Impacted by floodway of Santa Maria creek Existing industrial uses would become non-conforming uses and be governed by the provisions in the Zoning Ordinance
5	(SR-4) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	<p>(C-1) General Commercial</p> <p>(I-1) Limited Impact Industrial (Monetta)</p>	<p><i>Total Area:</i> 37.98 acres</p> <p><i>Current Use:</i> Agricultural</p> <p><i>Existing GP:</i> (19) Intensive Agricultural</p>	<ul style="list-style-type: none"> Located outside Village area Inconsistent with Community Plan Policy Potential to encourage 'leapfrog' development Owner has a GPA project submitted to DPLU for General Commercial and Limited Impact Industrial which will continue to be reviewed separately
6	(C-2) Office Professional	Group has supported variance to allow for requested use but not a General Plan change	(VR-7.3) Village Residential (Quisenberry)	<p><i>Total Area:</i> Less than 0.5 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (11) Office Professional</p>	<ul style="list-style-type: none"> Request is to allow for a single-family home Surrounded by Office-Professional designation; change would require a larger area to be re-designated Proposed use could be permitted without the requested change. It requires a change to the building type designator

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
7	(SR-2) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	Commercial (Vengler)	<i>Total Area:</i> 4.78 acres <i>Current Use:</i> Commercial <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Located outside Village area • Inconsistent with Community Plan Policy • Current use is non-conforming
8	(SR 2) Semi-Rural Residential	No formal recommendation – motion expected 2/17/05	Commercial or Industrial (Lemus)	<i>Total Area:</i> 1.1 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Located outside Village area • Located at high-traffic intersection (Highway 67 and Dye Rd). Access to a commercial use would cause significant traffic impacts. • No demonstrated need for use requested

Ramona Grasslands

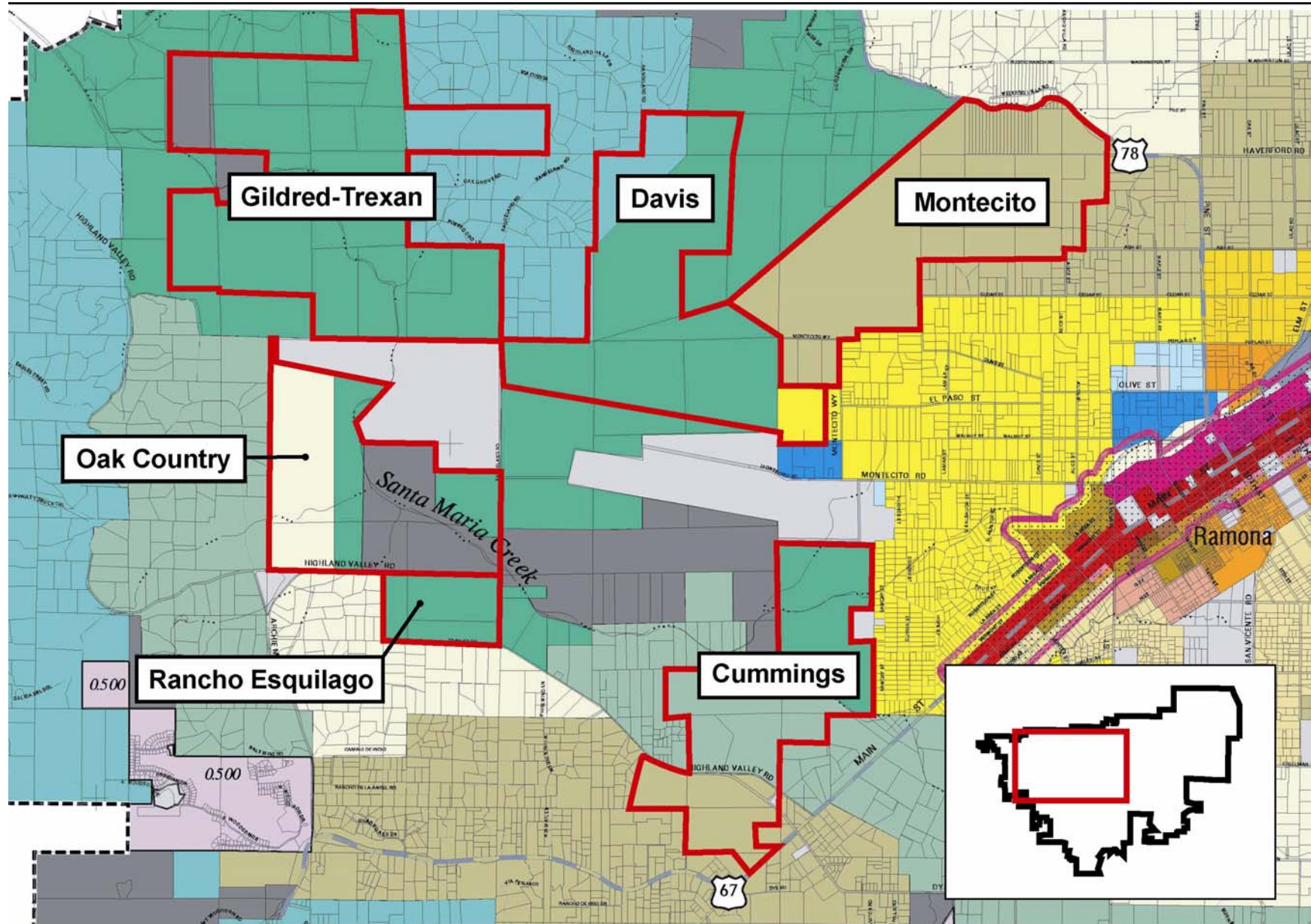
Background & Update

The Ramona Grasslands Project has been a combined effort of the Multiple Species Conservation Program, General Plan 2020 Staff, and property owners to preserve biologically sensitive grasslands while allowing for appropriate development in the community of Ramona. This project was initiated in 2002 as a part of the Multiple Species Conservation Program (MSCP). Using the biological information generated by the MSCP along with General Plan 2020 planning criteria, staff worked closely with landowners in the identified project area to determine appropriate locations and intensities for development.

Throughout more than two years of dialogue with property owners, staff has completed the Ramona Grasslands Project. Staff has continued to work with property owners in order to finalize the land use distribution for this special study area. Consensus has been reached regarding the densities on all former Specific Plan Areas and other key properties, with the exception of the Davis/ Eagle Ranch property and the proposed Rancho Esquilago project. Per the Board direction of April, 2004, Staff has held additional discussions or meetings with representatives of these two areas to attempt to reach agreement. The map and matrix below illustrate the various Specific Plan Areas or properties included in the Ramona Grasslands special study area.

NOTE: The strategy for protecting the Ramona Grasslands originally included a Transfer or Purchase of Development Rights Program. The envisioned intent of such a program was to preserve the sensitive portions of the Grasslands by allowing owners of these lands to exchange (or sell) development “credits” with property owners in more developable locations. However, general consensus has been reached on the majority of the land use designations in this area without the implementation of such a program to date. Staff may continue to explore opportunities for the creation of a TDR or PDR program at the regional scale and may ultimately apply this approach in portions of the Grasslands.

Ramona Grasslands



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(SR-10) Semi-Rural Residential	No recommendation submitted	(SR-10) Semi-Rural Residential (Cumming Ranch - Driscoll)	<i>Total Area:</i> Approximately 40 acres <i>Current Use:</i> Residential development in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Request maintains wildlife corridor Sensitive resources (creek) buffered Project supports wildlife corridors and preserves sensitive lands in key areas
2	(SR-4) Semi-Rural Residential	No recommendation submitted	(SR-4) Semi-Rural Residential (Oak Country Estates - White)	<i>Total Area:</i> Approx. 160 acres <i>Current Use:</i> Residential development in process <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Project includes large conservation areas that protect core habitat area Reflects approved project, Oak Country
3	(RL-40) Rural Lands (RL-20) Rural Lands (SR-1) Semi-Rural Residential	No recommendation submitted	Higher Residential density and industrial lands (Davis/Eagle Ranch, Greene)	<i>Total Area:</i> Residential: 1,027 acres Industrial: 204 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> Would heavily impact critical wildlife corridor and core areas Portions of existing Industrial lands located in this area are currently under-developed Consistent with community model Additional development potential provided adjacent to existing town

Ramona Town Center

Key Issues

- Future growth should be focused toward the town core in keeping with GP2020 concepts
- Ramona's historic architectural character has been significantly altered by haphazard newer development
- Main Street is a state highway carrying significant traffic loads, discouraging pedestrian use

Planning Process



The Ramona Town Center (or “Village”) planning process is a community-based effort to comprehensively plan Ramona’s central business and residential district. This process is anticipated to develop a comprehensive plan for this area. This plan will identify design standards, zoning regulations and capital improvement projects that will determine how the Village will ultimately look and feel, and the services that will likely be provided there over the next twenty years.

- *Initial Charette*- This effort began as a result of the Ramona Village Design Workshops held in the summer of 2003. At these widely attended workshops, participants voted to follow Fallbrook’s success with the Fallbrook Economic Revitalization Plan and to seek funds for the development of a tailored zoning plan for the Village area. The creation of custom zones and a comprehensive plan for this location will give the community greater control in shaping the appearance, functionality and overall character of Ramona’s town center as the “heart” of the community. The County of San Diego received a \$50,000 grant to begin developing such a plan based on the fundamental concepts generated at the workshop.

These concepts include the creation of a more pedestrian-friendly environment along portions of historic Main Street through traffic mitigation measures and the addition of pedestrian enhancements to the street and sidewalks. Design features would include signage, street landscaping, and architectural standards that respect and contribute to the local context. The incorporation of a linear park and numerous pocket parks are also key ideas.

- *Workshops*- In order to complete the General Plan 2020 maps and to set the stage for the development of the custom plan for this area, staff held six community workshops and attended two Planning Group meetings between October 2004 and January 2005. Through these workshops, the community has agreed upon general areas that would be appropriate

for higher residential densities, as well as the nature of industrial lands within Ramona. The community has also informally supported retention of the existing amount and location of Commercial lands within Ramona's town center. Additional details remain to be discussed with regard to the type of commercial that will be designated in portions of this area. Staff anticipates meeting with the community and receiving a formal recommendation on this issue in the upcoming months.

In addition, the community has established design parameters for higher density residential development in the town center. These parameters will be incorporated into design standards for the community and the anticipated tailored zoning plan for this portion of Ramona.

- *Planning Group*- Many members of the Ramona Community Planning Group have been active participants in the Ramona Design Workshops. Workshop announcements have been sent to Planning Group members prior to each meeting. Staff has attended four Planning Group meetings to provide formal updates on the workshops. The products developed at the workshops and through the implementation of the Community Development Block Grant will ultimately be available for the Ramona Planning Group to review and to vote upon.